

**KASSON TOWNSHIP  
ORDINANCE NO. 2018- 03**

**AN ORDINANCE TO AMEND  
THE KASSON TOWNSHIP ZONING ORDINANCE  
CHAPTER 9 WITH RESPECT TO SIGN REGULATIONS**

**THE TOWNSHIP OF KASSON ORDAINS:**

**Section 1**

CHAPTER 9 SIGNS of the Zoning Ordinance is hereby repealed in its entirety and replaced with the following text:

**SECTION 9.1 FINDINGS AND PURPOSE**

This Chapter regulates the time, place, and manner of signs within the township, and it is in the interest of public health, safety, and general welfare to encourage the effective use of signs as a means of communicating and informing while minimizing the impact on the landscape.

Regulation of signs will lessen the impact on the aesthetic environment, while allowing for the promotion of economic development and communication.

**SECTION 9.2. DEFINITIONS**

District

The classification of land use by zoning districts within Kasson Township, excepting roadway and alleys, as described in this Ordinance

Parcel

A parcel of land, improved or unimproved, separated from other parcels of land by description on a recorded plat or by metes and bound description, having frontage upon a public road.

Sign

Any device, structure, fixture, placard or other object used for the display of any message which is visible to the public or from a public right-of-way.

### Sign Area

The area of a sign shall be computed as the entire area circumscribed by a parallelogram; triangle, circle, or semi-circle, or any combination of these figures, which includes all of the display area of the sign, including frames surrounding display areas. For signs which consist of individual letters attached or painted on the wall of a building, with only the wall as background and no added decoration or border, the sign area shall be the geometrical shape formed by an imaginary line along the exterior perimeter of the word, or words, as a whole. For purpose of computing sign area, only one side of a sign shall be used. Structural elements necessary for the support of the sign(s) shall not be included in the square footage computation so long as they are separate from the sign face by a reveal or a change in materials. Square footage calculation shall include such elements as decorative borders, top caps, and drop signs.

### Sign, Fixed (free-standing)

A sign mounted on a structure or foundation.

### Sign, Portable

A sign mounted by posts, wire, plastic, or other means pushed or stuck in the ground and which are not fastened to a foundation.

### Sign, Posted

A sign attached to a tree or fence post which is smaller than two (2) square feet.

### Sign, Sandwich Board

A sign placed on the ground which is portable temporary and not anchored or secured.

### Sign, Wall

A sign mounted on or otherwise displayed on the surface of a wall.

### Sign Administrator

The Township Zoning Administrator or his or her designee.

## **SECTION 9.3. ADMINISTRATION**

- (a) Unless exempted by Section 9.4 below, any person(s), company, association, and/or corporation with an ownership interest or other authority over land, shall provide the Township a completed sign application, accompanied by the appropriate fee, prior to the installation or any alteration of a sign or signs in the Township. A

fee for such application shall be set, from time to time, by Resolution of the Township Board.

- (b) The Township Zoning Administrator shall only issue a sign permit provided that the sign installation/alteration complies with all provisions of this Chapter, and other applicable sections of the Zoning Ordinance.
- (c) All signs shall be installed only with the prior approval of the property owner, the Township, and the appropriate county or state agency as applicable.

#### **SECTION 9.4. SIGNS EXEMPT FROM THIS ORDINANCE.**

- (a) Signs owned by or erected by or at the direction of a government, governmental agency, or public utility informing the public.
- (b) Signs not visible to motorists or pedestrians from any road, water body, public lands, or adjacent parcel(s).
- (c) Signs less than two (2) square feet in size.
- (d) Signs painted on or integral to vending machines, fuel dispensing pumps or fuel storage tanks.
- (e) Un-illuminated portable signs and sandwich board signs, under a maximum height of six (6) feet and less than thirty (30) square feet in area. However, the sign area of these signs shall be considered when determining the total allowable sign area for a parcel.
- (f) Signs permitted by the Leelanau County Road Commission and/or the Michigan Department of Transportation within the road right-of-way provided the Township received notice of that permit.

#### **SECTION 9.5. SIGNAGE ALLOWED PER DISTRICT**

Up to 2 signs of no more than 10 square feet each per parcel may be allowed without a permit. These signs must comply with all other provisions of this ordinance, as enforceable by the Zoning Administrator.

*Table 9-1* indicates the nature of signs allowed in each zoning district.

The total sum of the square footage of these signs shall not exceed 30 square feet for each parcel.

Zoning District	Type of Sign	Maximum Size of Each Sign	Maximum Height Above Unaltered Grade	Maximum Allowable Sign Area of All Signs on Parcel (added together)
High Density Village	Wall	6 square feet	6 feet	30 square feet
	Fixed	6 square feet	6 feet	
	Portable/Sandwich Board	6 square feet	6 feet	
Agricultural, Gravel, Forested, PD	Wall	16 square feet	8 feet	30 square feet
	Fixed	16 square feet	8 feet	
	Portable/Sandwich Board	16 square feet	8 feet	
Commercial, SPD	Wall	16 square feet	8 feet	30 square feet
	Fixed	16 square feet	8 feet	
	Portable/Sandwich Board	8 square feet	4 feet	

Table 9-1

**SECTION 9.6. GENERAL PROVISIONS GOVERNING THE USE OF SIGNS**

In addition to Section 6 above, the following provisions permitting the installation, erection, and maintenance of signs will apply:

- (a) One sign of not more than thirty (30) square feet in area, shall be permitted on any unimproved parcel in any district permitting single family residential usage, provided such signs are located not less than five hundred (500) feet from any existing residence.
- (b) Groups of signs may be placed on a parcel, regardless of district, but the total area of the group may not exceed the Maximum

Allowable Sign Area of All Signs on Parcel (added together) in *Table 9-1* above.

- (c) Placement of a sign or group of signs shall not obstruct vision for either traffic, pedestrians, or occupants of the area.
- (d) No sign shall be affixed in any manner to utility poles.
- (e) No spinners, pennants, inflatable signs, flashing lights, or other distractive devices, may be used in conjunction with any sign or as a sign.
- (f) No signs shall be allowed in the road right-of-way or clear vision area without permission from the local, county, or state road agency.
- (g) Signs are subject to setback requirements specifically called for by the Michigan Department of Transportation and/or the Leelanau County Road Commission.
- (h) Signs may be illuminated by a shielded light shining downward onto the sign. If illuminated, the source of light shall be baffled so it is not visible to vehicles or pedestrians on any road, water body, public land, adjacent parcels, or in the air above the illumination.
- (i) All signs and sign structures shall be maintained in good, safe, structural condition and repair. All signs and display surfaces shall be neat in appearance and neatly painted or posted, and not ripped, tattered or faded. Premises immediately surrounding freestanding signs shall be kept clean and free of rubbish, weeds and debris.
- (j) Signs shall not exceed the maximum height above the unaltered parcel grade (i.e., grade or topography existing prior to any excavation, clearing, grading or filling) listed in *Table 9-1*.
- (k) Sign removal: Once the purpose of the sign is ended, the sign shall be removed within 30 calendar days. Anything used to solely support or provide a structure for a sign, and not in use for any other purpose, shall be removed.
- (l) All signs shall be set back a minimum often (10) feet from all lot lines, except where regulated otherwise by this Ordinance.

- (m) No sign shall exceed the height limitation of the district in which it is located or as otherwise regulated by this Ordinance.
- (n) Fixed (free-standing) signs shall not exceed sixteen (16) square feet total face size.
- (o) Only one Fixed (free-standing) sign is allowed per parcel.
- (p) The sign area of Wall Signs shall not exceed ten (10%) percent of the area of the face of the wall to which it is attached.
- (q) Notwithstanding Table 1, in any instance where a parcel is occupied by a single family home, without any accompanying commercial or agricultural use of the property as permitted under the Zoning Ordinance, no more than two (2) signs of any type are allowed, not to exceed a combined sign area of eight (8) square feet.

### **SECTION 9.7 NON-CONFORMING SIGNS**

A non-conforming sign or sign structure existing and in place as of the date of the enactment of this Ordinance may continue to have the copy of message on the sign changed and may also have normal maintenance performed. However, a non-conforming sign existing on the day of enactment of this Ordinance **SHALL NOT:**

- (a) Be changed to another non-conforming sign.
- (b) Be structurally altered so as to prolong the life of the sign or change the shape, size, location, type, or design of the sign.
- (c) Be re-established after the activity, business, or use to which it relates has been discontinued for ninety (90) days or longer.
- (d) Be re-established after damage by any means if the damage is in excess of the State Equalized Value (SEV) of the sign, as determined from its most recent assessed valuation.

## Section 2

### Severability

If any section, provision or clause of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not effect any remaining portions or application of this Ordinance, which can be given effect without the invalid portion or application.

## Section 3

### Effective Date

This Ordinance shall become effective thirty (30) days following publication of its text in a newspaper of general circulation within the Township, as provided by law.

At a regular meeting of the Township Board for Kasson Township held on the 11<sup>th</sup> day of December, 2018, R. Noonan moved for adoption of the foregoing ordinance and B. Noonan supported the motion.

Voting for: Julian, R. Noonan, B. Noonan

Voting against: Carter

Absent: Cruz

The Township Supervisor declared the ordinance adopted.

/s/ Gregory Julian  
Gregory Julian  
Township Supervisor

## CERTIFICATION

The foregoing is a true copy of Ordinance No. 2018-03 which was enacted by the Township Board for the Kasson Township at a regular meeting held on December 11, 2018.

/s/ Traci J. Cruz  
Traci J. Cruz  
Township Clerk